

PROPERTY INSPECTION REPORT



Gregory Walker HI-4060
AAA Inspection Services, LLC

Inspection Prepared For:

Date of Inspection: 8/9/2022

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Report Summary

Potential Safety Hazards

Grounds

Page 6 Item: 11	Outside water faucet	• Outside water faucet(s) not equipped with anti-siphon devices, possible cross connection can occur without anti-siphon device, recommend installing
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Deferred Cost Items

Den

Page 28 Item: 1	Den	• Stains present on the ceiling tiles recommend replacing
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Improvement Items

Exterior

Page 8 Item: 2	Gutters/Scuppers/Eavestrough	• Recommend adding downspout extensions to discharge away from the house
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Garage/Carport

Page 16 Item: 8	Floor	• Recommend sealing cracks on the basement garage floor
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Notes

Interior

Page 30 Item: 1	Fireplace	• Recommend having flue cleaned and re-examined
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Notes

It is recommended that all repairs are done by licensed contractors.

It is recommended that a licensed HVAC contractor service heating and air system prior to closing.

If we made a recommendation for further evaluation, that evaluation should be performed prior to the end of your contingency period.

Definitions

Satisfactory: Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

Marginal: Indicates the component will probably require repair or replacement anytime within five years.

Poor: Indicates the component will need repair or replacement now or in the near future.

Overview

1. Scope Of Inspection

Scope of Inspection: All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated.

The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

Note: Please review the entire inspection report, pertinent information is identified throughout the report and not just on the summary page.

2. Main Entrance Faces

Entrance Facing: North

3. State of Occupancy

Occupancy: Occupied

4. Weather Conditions

Weather Conditions: Sunny

5. Recent Rain/Snow

Rain/snow: Yes

6. Ground Cover

Conditions: Damp

7. Temperature

Tempature: 85 Degrees

Grounds

1. Service Walks

- Concrete
- Satisfactory

2. Driveway/Parking

- Concrete
- Satisfactory
- Typical cracks

3. Porch

- Satisfactory
- Support Pier Concrete
- Floor: Satisfactory

4. Stoops/Steps

- Wood
- Brick

5. Patio

- Concrete
- Satisfactory
- Typical cracks

6. Deck/Balcony

- Composite
- Satisfactory
- Finish: Treated

7. Deck/Patio/Porch Covers

- Satisfactory
- Recommend: None

8. Fence/Wall

- None

9. Landscaping affecting foundation

- Satisfactory

10. Retaining wall

- Brick
- Satisfactory

11. Outside water faucet

- Satisfactory
- Recommend Anti-siphon valve
- Operable: Yes

• Outside water faucet(s) not equipped with anti-siphon devices, possible cross connection can occur without anti-siphon device, recommend installing

Roof

1. General

- Visibility: All
- Ground with binoculars

2. Style of Roof

- Gable
- Hip
- Mansard
- Shed
- Pitch: Medium
- Type: Asphalt Shingles
- Layers: 1+ Layers
- Age: Unknown

3. Ventilation System

- Soffit
- Ridge
- Roof

4. Flashing

- Not Visible
- Not Visible

5. Valleys

- Not Visible
- Not Visible

6. Condition of Roof Coverings

- Roof #1 Satisfactory

7. Skylights

- N/A

8. Plumbing Vents

- Satisfactory

Exterior

1. Chimney(s)

- South
- Viewed From Ground (Inspection Limited), With Binoculars
- Rain Cap/Spark Arrestor Yes
- Chase: Framed
- Evidence of No Apparent Defects
- Flue: Not Visible

2. Gutters/Scuppers/Eavestrough

- Galvanized/Aluminum
- Satisfactory
- Leaking: No Apparent Defects
- Attachment: Satisfactory
- Extension needed North, South, East, West
- Recommend adding downspout extensions to discharge away from the house

3. Siding

- Block/Brick
- Fiberboard
- Satisfactory

4. Trim

- Fiberboard
- Satisfactory

5. Soffit

- Vinyl
- Satisfactory

6. Fascia

- Vinyl
- Satisfactory

7. Flashing

- Aluminum/Steel
- Satisfactory

8. Caulking

- Satisfactory

9. Windows/Screens

- Aluminum/Vinyl clad
- Satisfactory
- Screens: Satisfactory
- Some screens not installed.

10. Storms Windows

- Not installed

11. Slab-On-Grade/Foundation

- Foundation Wall Not Visible
- Not Evaluated
- Concrete Slab Not Visible

12. Service Entry

- Underground
- Satisfactory
- Exterior receptacles Operable Yes
- Exterior receptacles Condition Satisfactory
- **GFCI** present Operable Yes

13. Building(s) Exterior Wall Construction

- Framed
- Not Visible

14. Exterior Doors

- Main Entrance Weatherstripping Satisfactory
- Main Entrance Door condition Satisfactory
- Rear door Weatherstripping Satisfactory
- Rear door Door condition Satisfactory
- Other door Weatherstripping Satisfactory
- Other door Door condition Satisfactory

15. Exterior A/C - Heat pump #1

- Air cooled
- Heat pump
- Split System
- Location: Exterior side wall
- Brand Name: Frigidaire
- Model # FSBC3 036K
- Serial # FSA020309461
- Approximate Age 20-25+
- Marginal
- Energy source Electric
- Outside Disconnect Yes, Maximum fuse/breaker rating (amps) 30 amp/30 amp
- Level: Yes
- Condenser Fins Satisfactory
- Improper Clearance (air flow) No

16. Exterior A/C - Heat pump #2

- Air cooled
- Heat pump
- Split System
- Location: Exterior side wall
- Brand Name: Frigidaire
- Model # Unknown data tag missing
- Serial # Unknown
- Approx. Age Unknown
- Energy source Electric
- Outside Disconnect Yes, Fuses/Breakers installed (amps)
- Level: Yes
- Condenser Fins Satisfactory
- Insulation: Yes
- Marginal

**17. Exterior A/C - Heat pump #3**

- Air cooled
- Heat pump
- Split System
- Location: Exterior side wall
- Brand: Frigidaire
- Model # FS3BC 024K
- Serial # FSA020609930
- Approx. Age 20-25+
- Energy source Electric
- Outside Disconnect Yes, Maximum fuse/breaker rating (amps) 20 amp /20 amp
- Level: Yes
- Condenser Fins Satisfactory
- Insulation: Yes
- Marginal

Foyer

1. Foyer

- First floor
- Walls & Ceiling Satisfactory
- Moisture stains No
- Floor: Satisfactory
- Electrical Switches Yes, Operable
- Electrical Receptacles Yes, Operable
- Electrical Open ground/Reverse polarity No
- Heating source present Yes
- Bedroom Egress restricted N/A
- Doors: None
- Windows: None

Living Room

1. Living Room

- First floor
- Walls & Ceiling Satisfactory
- Moisture stains No
- Floor: Satisfactory
- Electrical Switches Yes, Operable
- Electrical Receptacles Yes, Operable
- Electrical Open ground/Reverse polarity No
- Heating source present Yes
- Doors: None
- Windows: None

Dining Room

1. Dining Room

- First floor
- Walls & Ceiling Satisfactory
- Moisture stains No
- Floor: Satisfactory
- Electrical Switches Yes, Operable.
- Electrical Receptacles Yes, Operable
- Electrical Open ground/Reverse polarity No
- Heating source present Yes
- Doors: None
- Windows: Satisfactory

Kitchen

1. Countertops

- Satisfactory

2. Cabinets

- Satisfactory

3. Plumbing

- Faucet Leaks No
- Pipes leak/corroded No
- Sink/Faucet: Satisfactory
- Functional drainage Satisfactory
- Functional flow Satisfactory

4. Walls & Ceiling

- Satisfactory

5. Heating/Cooling Source

- Yes

6. Floor

- Satisfactory

7. Windows

- Satisfactory

8. Appliances

- Oven Operable Yes
- Range Operable Yes
- Dishwasher Operable Yes
- Exhaust fan Operable Yes
- Refrigerator Operable Yes
- Microwave Operable Yes
- Dishwasher airgap No
- Dishwasher drain line looped Yes
- Receptacles present Operable Yes
- GFCI Operable Yes
- Open ground/Reverse polarity: :No

Laundry Room

1. Laundry

- Laundry sink Yes
- Faucet leaks No
- Pipes leak No
- Cross connections No
- Heat source present Yes
- Room vented Yes
- Dryer vented Wall
- Electrical Open ground/reverse polarity No
- GFCI present Operable Yes
- Appliances: Washer, Dryer
- Washer hook-up lines/valves Satisfactory

Garage/Carport

1. Type

- Attached
- Built-in
- 4-Car

2. Automatic Opener

- Operation: Operable

3. Safety Reverse

- Operation: Operable

4. Roofing

- Same as house

5. Gutters/Eavestrough

- Same as house

6. Siding

- Same as house

7. Trim

- Same as house
- Wood
- Aluminum
- N/A

8. Floor

- Concrete
- Typical cracks
- Burners less than 18" above floor No
- Recommend sealing cracks on the basement garage floor



9. Sill Plates

- Elevated
- Not Visible
- Satisfactory

10. Overhead Door(s)

- Metal
- Satisfactory

11. Exterior Service Door

- Satisfactory

12. Electrical Receptacles

- Reverse polarity No
- Open ground No
- GFCI Present Operable Yes

13. Fire Separation Walls & Ceiling

- N/A, Present
- Satisfactory
- Moisture Stains Present No
- Typical Cracks No
- Fire door Not verifiable

Master Bedroom

1. Bedroom

- First floor
- Walls & Ceiling Satisfactory
- Moisture stains No
- Floor: Satisfactory
- Ceiling fan None
- Electrical Switches Yes, Operable
- Electrical Receptacles Yes, Operable
- Electrical Open ground/Reverse polarity No
- Heating source present Yes
- Bedroom Egress restricted No
- Doors: Satisfactory
- Windows: Satisfactory

Master Bathroom

1. Bath

- Master bath
- Sinks Faucet leaks No
- Sinks Pipes leak No
- Tubs Faucet leaks No
- Tubs Pipes leak No
- Showers Faucet leaks No
- Showers Pipes leak No
- Toilet Bowl loose No
- Toilet Operable Yes
- Whirlpool Operable Yes
- Whirlpool: Yes
- Shower/Tub area Condition Satisfactory
- Shower/Tub area Caulk/Grouting needed No
- Shower/Tub area Ceramic
- Drainage: Satisfactory
- Water flow Satisfactory
- Moisture stains present No
- Doors: Satisfactory
- Window: Satisfactory
- Receptacles present Operable Yes
- GFCI Operable Yes
- Open ground/Reverse polarity No
- Heat source present Yes
- Exhaust fan Operable Yes

Bedroom 2

1. Bedroom

- First floor
- Walls & Ceiling Satisfactory
- Moisture stains No
- Floor: Satisfactory
- Ceiling fan Satisfactory
- Electrical Switches Yes, Operable
- Electrical Receptacles Yes, Operable
- Electrical Open ground/Reverse polarity No
- Heating source present Yes
- Bedroom Egress restricted No
- Doors: Satisfactory
- Windows: Satisfactory

Bedroom 3

1. Bedroom

- Second floor
- Walls & Ceiling Satisfactory
- Moisture stains No
- Floor: Satisfactory
- Ceiling fan Satisfactory
- Electrical Switches Yes, Operable
- Electrical Receptacles Yes, Operable
- Electrical Open ground/Reverse polarity No
- Heating source present Yes
- Bedroom Egress restricted No
- Doors: Satisfactory
- Windows: Satisfactory

Bedroom 4

1. Bedroom

- Second floor
- Walls & Ceiling Satisfactory
- Moisture stains No
- Floor: Satisfactory
- Ceiling fan Satisfactory
- Electrical Switches Yes, Operable
- Electrical Receptacles Yes, Operable
- Electrical Open ground/Reverse polarity No
- Heating source present Yes
- Bedroom Egress restricted No
- Doors: Satisfactory
- Windows: Satisfactory

Bathroom 2

1. Bath

- First floor bath
- Sinks Faucet leaks No
- Sinks Pipes leak No
- Tubs Faucet leaks No
- Tubs Pipes leak No
- Toilet Bowl loose No
- Toilet Operable Yes
- Shower/Tub area Condition Satisfactory
- Shower/Tub area Caulk/Grouting needed No
- Shower/Tub area Marble
- Drainage: Satisfactory
- Water flow Satisfactory
- Moisture stains present No
- Doors: Satisfactory
- Window: None
- Receptacles present Operable Yes
- GFCI: Yes, Recommend GFCI
- Open ground/Reverse polarity No
- Heat source present Yes
- Exhaust fan Operable Yes

Bathroom 3

1. Bath

- Second floor bath
- Sinks Faucet leaks No
- Sinks Pipes leak No
- Tubs Faucet leaks No
- Tubs Pipes leak No
- Toilet Bowl loose No
- Toilet Operable Yes
- Shower/Tub area Condition Satisfactory
- Shower/Tub area Caulk/Grouting needed No
- Shower/Tub area Fiberglass
- Drainage: Satisfactory
- Water flow Satisfactory
- Moisture stains present No
- Doors: Satisfactory
- Window: Satisfactory
- Receptacles present Operable Yes
- GFCI Operable Yes
- Open ground/Reverse polarity No
- Heat source present Yes
- Exhaust fan Operable Yes

Bathroom 4

1. Bath

- Second floor bath
- Sinks Faucet leaks No
- Sinks Pipes leak No
- Tubs Faucet leaks No
- Tubs Pipes leak No
- Toilet Bowl loose No
- Toilet Operable Yes
- Shower/Tub area Condition Satisfactory
- Shower/Tub area Caulk/Grouting needed No
- Shower/Tub area Fiberglass
- Drainage: Satisfactory
- Water flow Satisfactory
- Moisture stains present No
- Doors: Satisfactory
- Window: None
- Receptacles present Operable Yes
- GFCI Operable Yes
- Open ground/Reverse polarity No
- Heat source present Yes
- Exhaust fan Operable Yes

Bathroom 5

1. Bath

- Basement bath
- Sinks Faucet leaks No
- Sinks Pipes leak No
- Showers Faucet leaks No
- Showers Pipes leak No
- Toilet Bowl loose No
- Toilet Operable Yes
- Shower/Tub area Condition Satisfactory
- Shower/Tub area Caulk/Grouting needed No
- Shower/Tub area Fiberglass
- Drainage: Satisfactory
- Water flow Satisfactory
- Moisture stains present No
- Doors: Satisfactory
- Window: None
- Receptacles present Operable Yes
- GFCI Operable Yes
- Open ground/Reverse polarity No
- Heat source present Yes
- Exhaust fan Operable Yes

Family Room

1. Family Room

- Second floor
- Walls & Ceiling Satisfactory
- Moisture stains No
- Floor: Satisfactory
- Ceiling fan Satisfactory
- Electrical Switches Yes, Operable
- Electrical Receptacles Yes, Operable
- Electrical Open ground/Reverse polarity No
- Heating source present Yes
- Doors: Satisfactory
- Windows: Satisfactory

Den

1. Den

- Basement
- Walls & Ceiling Marginal
- Moisture stains Yes
- Floor: Satisfactory
- Ceiling fan Satisfactory
- Electrical Switches Operable, Yes
- Electrical Receptacles Yes, Operable
- Electrical Open ground/Reverse polarity No
- Heating source present Yes
- Doors: Satisfactory
- Windows: Satisfactory
- Stains present on the ceiling tiles recommend replacing



Bonus Room

1. Bonus Room

- Basement
- Walls & Ceiling Satisfactory
- Moisture stains No
- Floor: Satisfactory
- Ceiling fan Satisfactory
- Electrical Switches Operable, Yes
- Electrical Receptacles Yes, Operable
- Electrical Open ground/Reverse polarity No
- Heating source present Yes
- Doors: Satisfactory
- Windows: None

Interior

1. Fireplace

- Living room
- Den
- Type: Gas, Wood
- Material: Metal (pre-fabricated)
- Miscellaneous Damper operable Yes
- Hearth extension adequate Yes
- Mantel: Secure
- Satisfactory
- Recommend having flue cleaned and re-examined

2. Stairs/Steps/Balconies

- Satisfactory
- Handrail: Satisfactory
- Risers/Treads: Satisfactory

3. Smoke/Carbon Monoxide detectors

- Smoke Detector Operable Yes
- CO Detector Not Present

4. Attic/Structure/Framing/Insulation

- Hallway
- Bedroom Closet
- Access: Walk in
- Inspected from In the attic
- Flooring: Partial
- Insulation: Fiberglass, Loose, Batts
- Installed in Between ceiling joists
- Vapor barriers Not Visible
- Ventilation: Ventilation appears adequate
- Fans exhausted to Outside Yes
- HVAC Duct Satisfactory
- Structural problems observed No
- Roof structure Rafters
- Ceiling joists Wood
- Sheathing: OSB
- Evidence of condensation No
- Evidence of moisture No
- Evidence of leaking No
- Electrical: No apparent defects

Basement

1. Stairs

- Satisfactory
- Handrail Condition Satisfactory
- Handrail: Yes
- Headway over stairs Satisfactory

2. Foundation

- Poured concrete
- Not Evaluated
- Horizontal cracks None
- Step cracks None
- Vertical cracks None
- Covered walls North, South, East, West
- Movement apparent None
- Indication of moisture No
- Foundation walls were covered with storage material and were not visible.
- Foundation walls were covered with paneling/drywall and were not visible.

3. Floor

- Not Visible
- Not Visible
- Floors were covered with carpeting and or tile. Not evaluated.

4. Seismic bolts

- N/A

5. Drainage

- Sump pump No

6. Girders/Beams

- Not Visible
- Not Visible

7. Columns

- Not Visible
- Not Visible

8. Joists

- Not Visible

9. Subfloor

- Not Visible

10. Insulation

- Not Visible

Plumbing

1. Water service

- Outside at curbside
- In the basement
- Yes
- Water entry piping Not Visible
- Lead other than solder joints Unknown
- Visible water distribution piping Copper
- Satisfactory
- Flow: Satisfactory
- Pipes Supply/Drain Cross connection No
- Pipes Supply/Drain Satisfactory
- Drain/Waste/Vent pipe Galvanized, PVC
- Type: Metal strapping
- Drainage: Satisfactory
- Fuel line Copper

2. Main fuel shut-off location

- On the side exterior wall

3. Water heater #1

- Gas
- Brand Name Rheem
- Capacity: 50
- Approx. age 15-20+
- General Serial # RHNG 0603117669
- Combustion air venting present Yes
- Relief valve Extension proper Yes
- Relief valve Yes
- Vent pipe Satisfactory
- Marginal

Heating System

1. Heating system

- Brand name Frigidaire
- Approx. age 20-25+
- Unit #1 Model # FG6RC 100C 16B
- Unit #1 Serial # FGA021303933
- Marginal
- Brand name Frigidaire
- Approx. age 20-25+
- Unit #2 Model # FG6RC 060C 12A
- Unit #2 Serial # FGA021200180
- Marginal
- Brand name Frigidaire
- Approx Age 20
- Unit #3 Model # FG6RA 072C 12
- Unit #3 Serial # FGA020909292
- Marginal
- Energy source Gas
- Warm air system Central system
- Heat exchanger Not Visible
- Combustion air venting present Yes
- Controls Disconnect Yes
- Controls Normal operating and safety controls observed
- Distribution: Metal duct, Insulated flex duct
- Flue piping Satisfactory
- Filter: Standard, Needs cleaning/replacement
- When turned on by thermostat Proper operation
- When turned on by thermostat Fired
- Furnaces were in normal working order at the time of the inspection

Electric/Cooling System

1. Main panel

- Exterior wall
- Satisfactory
- Amperage/Voltage: 200a, 120v/240v
- Adequate Clearance to Panel Yes
- Breakers/Fuses: Breakers
- Appears grounded Yes
- Main wire Condition Satisfactory
- Main wire Aluminum
- Branch wire Copper
- BX cable

2. Sub panel(s)

- Garage
- Basement
- Branch wire Neutral/ground separated Yes
- Branch wire Neutral isolated Yes
- Branch wire Copper
- Satisfactory

3. Heat Pump - A/C Unit #1

- Brand Name: Frigidaire
- Location: On the side exterior wall
- Age: 20-25+
- Serial # FSA020309461
- General: Central system
- Evaporator coil Satisfactory
- Refrigerant lines Satisfactory
- Condensate line/drain To pump
- Operation Differential 10 Degrees
- Marginal

4. Heat Pump - A/C Unit #2

- Brand Name: Frigidaire
- Location: On the side exterior wall
- Serial # Unknown
- Age: Unknown
- General: Central system
- Evaporator coil Satisfactory
- Refrigerant lines Satisfactory
- Condensate line/drain To pump
- Operation Differential 10 Degrees
- Marginal

5. Heat Pump - A/C Unit #3

- Brand Name: Frigidaire
- Location: On the side exterior wall
- Serial # FSA020609930
- Age: 20-25+
- General: Central system
- Evaporator coil Satisfactory
- Refrigerant lines Satisfactory
- Condensate line/drain To pump
- Operation Differential 15 Degrees
- Marginal

Glossary

Term	Definition
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.